

OFFICIAL MINUTES
McKENZIE MUNICIPAL-REGIONAL PLANNING COMMISSION
09 JANUARY 2014 CALLED MEETING MINUTES
McKENZIE MUNICIPAL COMPLEX @ 2:30 PM

I. Call to Order: Chairman Dean Robb called the January 09, 2014 meeting to order at 2:25 P.M.

II. Roll Call / Establishment of a Quorum: Quorum established with four members present.

MMRPC: Dean Robb, Chair; Keith Priestley, Vice Chair; Jill Holland, Mayor & Commissioner Ken Mitchum.

Absent:; Garlon Prewitt, Secretary; Commissioner Lisa Norris & Council Liaison Jessie Townes,

PLANNING STAFF PRESENT: Shelton I. Merrell, Southwest Tennessee Development District

OTHER: Dianna Lankford representing James E. & Dianna Lankford, Applicants for the Minor Sub Division and Rezoning Requests.

(Approval of Agenda and Minutes of December 12, 2013 omitted)

III. New Business:

A. Review of the Lankford (Minor) Subdivision Plat

Background:

Crocker Land Surveying has submitted a minor subdivision plat on behalf of Mr. and Mrs. James (Linda) Lankford concerning properties located between State Route 22 and David Street. The properties are currently zoned both O-R (Office –Residential-Hwy 22) and R-1 (Low Density Residential, David Street). The properties are not situated within an area of one percent (1%) chance of periodic flooding and comprise of a total of 1.261 acres. The subject properties are owned by Mr. and Mrs. James Lankford and are further described as Tax Parcels 009.00 (Hwy 22) and 027.00 (David Street), Group “C”, Carroll County Tax Map 011-B. (Control Map 02-O)

Analysis:

The subject plat has been submitted in order for the owners to sale the two (2) properties respectively. However, there is an existing issue regarding a utility shed that currently straddles the common property line shared by the two (2) lots. The plat depicts a re-subdivision which illustrates the utility shed being located solely on Lot “1” (Tax Parcel 027.00). The respective lots will still meet the minimum lot area

requirements for both the R-1 and O-R zoning districts. The proposed Lot "2" (009.00) has also been reconfigured in order to dedicate additional right-of-way for State Route 22. The minor plat satisfies the requirements of the McKenzie Subdivision Regulations and Zoning Ordinance.

Recommendation:

Staff recommends approval subject to all certification signatures being provided.

Discussion:

All Documents and Application are in order and signatures completed as reviewed and approved by Codes Officer Mark Jones, Regional Planner Shelton Merrill and City Fire Chief, Police Chief and Public Works Director.

Motion by: Ken Mitchum Second by: Keith Priestley **Passed: Yes, 4-0**

Completed Application with "FINDING OF FACTS" and "ACTION TAKEN" signature blocks completed and together with signed sub division plat given to Dianna Lankford for recording with Carroll County Registrar of Deeds and application copy and signed plat copies forwarded to Codes Officer Mark Jones.

B. Review of the James & Dianna Lankford Rezoning Request

Background:

Mr. and Mrs. James (Dianna) Lankford has submitted a rezoning request in order to have property currently located between State Route 22 and David Street rezoned. The subject area is currently zoned O-R (Office-Residential) and is not situated within an area of one percent (1%) chance of periodic flooding. The request has been made to rezone the subject area to R-1 (Low Density Residential). The property is further described as being the rear portion of Tax Parcel 009.00, Carroll County Tax Map 011-B, Group "C" (Control Map 02-O) and contains 0.039 of an acre or 1,769.04 square feet.

Analysis:

The rezoning request has been made due to the re-subdivision of Tax Parcels 009.00 and 027.00, Carroll County Tax Map 011-B, Group "C". The subject area will become a part of said Tax Parcel 027.00 once the aforementioned plat becomes recorded in the Carroll County Register's Office. Staff has prepared the following illustration for your review purposes:

Staff does not envision any adverse affects that may occur if the aforementioned area were to be rezoned to R-1 (Low Density Residential) and believes the reconfigured lot should be zoned consistently.

Recommendation:

Staff recommends the McKenzie Municipal-Regional Planning Commission to send the McKenzie Board of Mayor and Council an ordinance of endorsement for the aforementioned rezoning request.

Discussion:

All Documents and Application are in order and signatures completed as reviewed and approved by Codes Officer Mark Jones, Regional Planner Shelton Merrill.

Motion by: Jill Holland Second by: Keith Priestley **Passed: Yes, 4-0**

Completed Application with "FINDING OF FACTS" and "ACTION TAKEN" signature blocks completed and forwarded to Codes Officer Mark Jones.

IV. Other Business:

- A. Chairman Dean Robb stated the following:
 - Regular Meeting: Thursday January 23, 2014 at 4:30 P.M. (Election of Officers)
 - Agenda Meeting: Thursday, February 13, 2014 at 2:30 P.M.
 - Regular Meeting: Thursday, February 27, 2014 at 4:30 P.M.

V. Adjournment: Motion to Adjourn:

Motion by: Jill Holland Second by: Keith Priestley **Passed: Yes, 4-0**

Meeting adjourned at 2:37 P.M.